

# \$405,900 - 145 Bird Crescent, Fort McMurray

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MLS® #A2207184

**\$405,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Step into this charming and beautifully updated 4-bedroom, 2-bathroom home, which is just waiting to welcome its next happy homeowners! Freshly painted on the main level and featuring brand-new flooring, this bright and cheerful space is move-in-ready and full of potential. Enjoy cozy evenings in the spacious basement family room, complete with a warm and inviting gas fireplace â€“ perfect for movie nights or game-day gatherings. Outside, youâ€™ll find a detached heated garage, RV parking, and a front driveway, providing ample space for your vehicles, toys, or weekend projects. The shingles were replaced in 2015, providing you with peace of mind and one less thing to worry about. But what truly sets this home apart is the incredible location. Nestled in a family-friendly neighborhood, youâ€™re just a short stroll away from schools, shopping, hiking trails, and parks â€“ everything you need for a balanced and active lifestyle. Whether you're upsizing, downsizing, or just-right sizing, 145 Bird Crescent is the perfect place to land. Come see it for yourself â€“ your new adventure starts here!

Built in 1980

## Essential Information

MLS® #                   A2207184

Price                     \$405,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Villa
Status	Active

### Community Information

Address	145 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Heated Garage, Off Street, Alley Access, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Den, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	33
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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